

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH
NOTICES**

**PHA Plan
Agency Identification**

PHA Name: LIVERMORE HOUSING AUTHORITY

PHA Number: CA074

PHA Fiscal Year Beginning: 07/01/01

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- X The Mission of the Livermore Housing Authority is to provide affordable housing: We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to enable residents to become self sufficient.

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
- X Acquire or build units or developments
 Other (list below)
- X PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
- X Improve voucher management: (SEMAP score)
- X Increase customer satisfaction:
 Concentrate on efforts to improve specific management functions:
 (list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
 Demolish or dispose of obsolete public housing:

Provide replacement public housing:
Provide replacement vouchers:
Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
X Provide voucher mobility counseling:
X Conduct outreach efforts to potential voucher landlords
X Increase voucher payment standards when needed
Implement voucher home ownership program:
Implement public housing or other home ownership programs:
Implement public housing site-based waiting lists:
Convert public housing to vouchers:
Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
Objectives:
X Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
X Implement public housing security improvements: including security lighting
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
X Increase the number and percentage of employed persons in assisted families:

- X Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives:

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

X Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Livermore Housing authority has prepared our Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 and the ensuing HUD requirements. The Plan describes the Housing Authority, its mission and strategy for addressing the housing needs of low-income and very-low income families in the City of Livermore.

The Livermore Housing Authority is a public housing agency as defined in the United States Housing Act of 1937, as amended, and in 24 C.F.R. Chapter VIII.

The primary objective of the City of Livermore Housing Authority is to provide decent, safe and sanitary housing to low income families at an affordable price. Our mission is *provide affordable housing and maintain safe quality housing in a cost-effective manner by partnering with others to offer rental assistance and other related services to enable residents to become self sufficient.*

The Housing authority has the responsibility for planning, financing, constructing, purchasing and managing properties using a variety of affordable housing programs. As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection and property maintenance. We also administer Section 8 rental assistance to families living in housing that is privately owned. Overall, the Housing Authority provides assistance to more than 752 Families in Livermore.

Federal laws establish the rent structure of the housing programs administered by the Housing Authority and require that family income be verified annually. Federal Regulations also impact the selection of program participants, occupancy, lease and grievance procedures.

This Agency Plan deals with those policies and procedures for the public housing and Section 8 Housing Assistance Payment programs that have been modified as a result of QHWRA. Significant items discussed are 1) the agency's goal of increasing the number of affordable housing units and 2) the agency's goal of promoting self-sufficiency.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole,

they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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X Deconcentration and income mixing	
X FY 2001 Capital Fund Program Annual Statement	
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
X Implementation of Public Housing Resident Community Service requirement	
X Pet Ownership Policy	
X Progress in meeting mission and goals in current Five year Plan	
X Civil rights certification	
X Disclosure of lobbying activities	
X Certificate of payments to influence Federal Transactions HUD 50071	
X Certificate of a drug free workplace HUD 50070	

- X Applicant/Recipient Disclosure/Update report
- X Certification of Local official
- X Certificate of Compliance-Board resolution
- X Resident and Public comments
- X PHA management organizational chart
- X Resident membership of the PHA governing board
- X Membership of Resident Advisory Board

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
√	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
√	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public Housing De-concentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Policies
√	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
√	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home-ownership programs/plans	Annual Plan: Home ownership
N/A	Policies governing any Section 8 Home ownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Home ownership
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & self-sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & self-sufficiency
√	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & self-sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Qualit y	Access -ability	Size	Locati on
Income <= 30% of AMI	559	5	5	5	3	5	1
Income >30% but <=50% of AMI	381	5	5	5	3	5	1
Income >50% but <80% of AMI	533	4	4	4	3	4	1
Elderly	Not available at this time						
Families with Disabilities	Not available at this time						
White (non-Hispanic)	397	4	3	3	3	3	1
Black (non-Hispanic)	69	4	3	3	3	3	1
Native American	30	3	3	3	3	3	1
Asia/ Pacific Islander	132	4	3	3	3	3	1
Hispanic	245	4	3	3	3	3	1

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

X Consolidated Plan of the Jurisdiction/s

Indicate year: 1995 - 1999

U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") data-set

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List <i>PUBLIC HOUSING</i>			
Waiting list type: (select one) Section 8 tenant-based assistance X Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	121		
Extremely low income <=30% AMI	85	70.25%	
Very low income (>30% but <=50% AMI)	31	25.62%	
Low income (>50% but <80% AMI)	5	4.13%	
Families with children	88	72.72%	
Elderly families	9	7.44%	
Families with Disabilities	15	12.40%	
White (non Hispanic)	48	39.67%	
Black(non Hispanic)	41	33.88%	
American Indian/ Native Alaskan	2	1.65%	
Asian/ Pacific Islander	30	24.79%	
Hispanic	14	11.57%	
Non-Hispanic	107	88.43%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	32	26.45%	
2 BR	59	48.76%	
3 BR	23	19.00%	
4 BR	7	5.79%	

Housing Needs of Families on the Waiting List <i>PUBLIC HOUSING</i>			
5 BR			
5+ BR			
Is the waiting list closed (select one)? No <input type="checkbox"/> X Yes If yes: How long has it been closed (# of months)? August 10, 2000 Does the PHA expect to reopen the list in the PHA Plan year? No <input type="checkbox"/> X Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List <i>SECTION 8</i>			
Waiting list type: (select one) X Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
X	# of families	% of total families	Annual Turnover
Waiting list total	702		
Extremely low income <=30% AMI	537	76.50%	
Very low income (>30% but <=50% AMI)	165	23.50%	
Low income (>50% but <80% AMI)			
Families with children/singles	608	86.6%	
Elderly families	27	3.85%	
Families with Disabilities	67	9.54%	
White (non Hispanic)	216	30.77%	
Black(non Hispanic)	362	51.57%	
American Indian/ Native Alaskan	9	1.28%	

Housing Needs of Families on the Waiting List <i>SECTION 8</i>			
Asian/ Pacific Islander	115	16.38%	
Hispanic	85	12.11%	
Non-Hispanic	617	87.89%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? No <input type="checkbox"/> X Yes <input checked="" type="checkbox"/> If yes: How long has it been closed (# of months)? March 17, 2000 Does the PHA expect to reopen the list in the PHA Plan year? No <input type="checkbox"/> X Yes <input checked="" type="checkbox"/> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			

C. Strategy for Addressing Needs

The Plan is to open for Public Housing applications during the summer of 2001 .
 We are also considering re-opening for Section 8 this year.
 Utilization of the Section 8 Project Based Program is being considered.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Race or ethnicity with disproportionate housing needs

Strategy 1: Conduct activities to affirmatively further fair housing

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
 - X Staffing constraints
 - X Limited availability of sites for assisted housing
 - X Extent to which particular housing needs are met by other organizations in the community
 - X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 - X Influence of the housing market on PHA programs
 - X Community priorities regarding housing assistance
 - X Results of consultation with local or state government
 - X Results of consultation with residents and the Resident Advisory Board
 - X Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	1,200	Audit
b) Public Housing Capital Fund	260,000	Public Housing capital Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,465,566	Section 8 tenant- based assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and self- sufficiency Grants	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (un-obligated funds only) (list below) 2000		
Community Development Block Grant	50,000	Public Housing site work - Security
Public Housing Capital Fund	392,129	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	526,764	Public Housing Operations
4. Other income (list below)		
Public Housing non-rental income	32,260	Public Housing Operations
4. Non-federal sources (list below)		
Transitional and affordable housing	195,720	Transitional and affordable housing operations
Total resources	6,923,629	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

X When families are within two to three months of being offered a unit.
Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

X Criminal or Drug-related activity

X Rental history

X Housekeeping

Other (describe)

c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

X Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office
PHA development site management office
Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3)

Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?
One
2. Yes X No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? N/A
The Livermore Housing authority has an agency wide waiting list for public housing.
3. Yes N/A No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
N/A PHA main administrative office
All PHA development management offices
Management offices at developments with site-based waiting lists
At the development to which they would like to apply
Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- X One
Two
Three or More

- X (If the applicant family rejects one offer for a justifiable reason they may retain their place on the waiting list. This is addressed in the administrative plan)

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/A

(4) Admissions Preferences

a. Income targeting:

Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Over-housed
- ☒ Under-housed
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.

☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans' families
- X Residents who live and/or work in the jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

X The PHA-resident lease
 X The PHA's Admissions and (Continued) Occupancy policy
 X PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

X At an annual reexamination and lease renewal
 X Any time family composition changes
 X At family request for revision
 Other (list)

(6) De-concentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?

The Livermore Housing Authority operates only one general occupancy, family public housing development. Addressed as an attachment.

- b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
Actions to improve the marketability of certain developments
Adoption or adjustment of ceiling rents for certain developments
Adoption of rent incentives to encourage de-concentration of poverty and income-mixing
Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug-related activity only to the extent required by law or regulation
Criminal and drug-related activity, more extensively than required by law or regulation
More general screening than criminal and drug-related activity (list factors below)

X Other Eviction history and history of damage to rental units. All information is based on PHA documentation.

b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- X Criminal or drug-related activity
X Other (describe below) Eviction history and history of damage to rental units. All information is based on Housing Authority documentation

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

X None
Federal public housing
Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

X PHA main administrative office
Other (list below)

(3) Search Time

- a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. A reasonable effort by tenant to locate housing.
2. As a reasonable accommodation for persons with disabilities.

(4) Admissions Preferences

- a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to sub-component (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
X Veterans and veterans' families
X Residents who live and/or work in your jurisdiction
X Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability

- 2 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)

- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
 - X Date and time of application
 - Drawing (lottery) or other random choice technique

- 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
 - X This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan

- 6. Relationship of preferences to income targeting requirements: (select one)
 - The PHA applies preferences within income tiers
 - X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
 - X The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

X Through published notices

X Other (list below)

- Outreach to community based agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

X The PHA employs discretionary policies for determining income based rent
(If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

X \$26-\$50

2. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

The LHA policy is that if the family requests a hardship exemption, the minimum rent will be suspended until the LHA can determine whether the hardship exists and is of a temporary or long-term nature. Policy is addressed in the Section 8 Administrative Plan.

c. Rents set at less than 30% than adjusted income

1. Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

N/A

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

N/A

For all developments

For all general occupancy developments (not elderly or disabled or elderly)
For specified general occupancy developments
For certain parts of developments; e.g., the high-rise portion
For certain size units; e.g., larger bedroom sizes
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents
(select all that apply)

N/A

Market comparability study
Fair market rents (FMR)
95th percentile rents
75 percent of operating costs
100 percent of operating costs for general occupancy (family) developments
Operating costs plus debt service
The "rental value" of the unit
Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never

At family option

X Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount

or percentage: (if selected, specify threshold)_____

Other (list below)

- g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- X Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- X Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

N/A

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or sub-market

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or sub-market

To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- X Success rates of assisted families
X Rent burdens of assisted families
X Rent comparables

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

b. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- Same as Public Housing

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

- X An organization chart showing the PHA's management structure and organization is attached.
A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	125	0
Section 8 Vouchers	637	0
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
Public Housing Admissions and Occupancy Policy
Maintenance Operations Manual

- (2) Section 8 Management: (list below)
Section 8 Administrative Policy
Quality Control Policies

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes ☒ No Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
☒ PHA main administrative office
PHA development management offices
Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
☒ PHA main administrative office
Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment Capital Fund Program Annual Statement

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

a. ☒ Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (Ca074a02)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: _____

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

Yes X No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes X No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes X No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. Yes **X** No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- N/A Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	

4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes X No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Home ownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

1. Yes ☒ No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any home ownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Home ownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Home ownership Plan/Program <input type="checkbox"/> Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date Home ownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes X No: Does the PHA plan to administer a Section 8 Home ownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 home ownership option?

If the answer to the question above was yes, which statement best describes the number of participants ? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Home ownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

Cooperative agreements:

X Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? July 1,1999

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. self-sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- X Public housing admissions policies
- X Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation

Preference/eligibility for section 8 home ownership option
 participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

XYes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other: provider name)	Eligibility (public housing or section 8 participants or both)
One Stop-Tri Valley area	Varies	Open	Alameda/Contra Costa County	Both
Operation Dressup	Varies	Specific criteria	Area churches	Both
LHA Scholarship grants	3	Specific criteria	PHA main office	Both
Cal works-Las Positas College	Varies	Specific criteria	Alameda County Social Services	Both
CAPE - Child care	Varies	Waiting list Specific crit.	CAPE	Both
Allied Housing Scholarships	Varies	Specific criteria	Allied Housing ACAP	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 000 Estimate)	Actual Number of Participants (As of 3/1/01)
Public Housing	0	
Section 8	48	18

- b. X Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies
Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments

High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Residents fearful for their safety and/or the safety of their children

- X Observed lower-level crime, vandalism and/or graffiti

People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

Safety and security survey of residents

- X Analysis of crime statistics over time for crimes committed "in and around" public housing authority

Analysis of cost trends over time for repair of vandalism and removal of graffiti

Resident reports

- X PHA employee reports

- X Police reports

Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

Other (describe below)

3. Which developments are most affected? (list below)

Leahy Square Apartments

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- ☒ Crime Prevention Through Environmental Design
Activities targeted to at-risk youth, adults, or seniors
Volunteer Resident Patrol/Block Watchers Program
Other (describe below)

2. Which developments are most affected? (list below)

Leahy Square Apartments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- ☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
Other activities (list below)

2. Which developments are most affected? (list below)

Leahy Square Apartments

D. Additional information as required by PHDEP/PHDEP Plan

Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Ownership Policy addressed as an Attachment (Ca074c07) to this Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
3. ☐ Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. Yes X No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 X Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
4. If yes, the comments are shown in
☒ Attachment: Resident and Public Comments Provided
3. In what manner did the PHA address those comments? (select all that apply)
☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process: Board of Commissioners includes two (2) resident commissioners that are appointed by Livermore City Council.
- a. Nomination of candidates for place on the ballot: (select all that apply)
Candidates were nominated by resident and assisted family organizations
Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

- X Other: Residents are contacted and advised of openings. Residents apply through the city clerk's office and appointed by the Livermore City Council.

b. Eligible candidates: (select one)

Any recipient of PHA assistance
Any head of household receiving PHA assistance

- X Any adult recipient of PHA assistance
Any adult member of a resident or assisted family organization
Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- X Representatives of all PHA resident and assisted family organizations
Other (list)

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Alameda County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

- Increase the number of affordable housing units.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for Alameda County supports the PHA'S effort to target lower and very low-income individuals. There is a significant need of affordable housing for persons working to become self-sufficient.

D. Other Information Required by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Ca074a07 FY 2001 Capital Fund Program Annual Statement

Ca074b07 Implementation of Public Housing resident Community Service requirements

Ca074c07 Pet ownership policy

Ca074d07 Progress in meeting mission and goals in current 5 year plan

Ca074e07 Definition of “Substantial Deviation” and “Significant amendment or modification”

Ca074f07 Resident and Public comments

Ca074g07 Resident membership of the PHA governing board

Ca074h07 Membership of Resident Advisory Board

Ca074i07 RAB comments on revision of Plan

Ca074j07 Deconcentration of poverty and income mixing

Ca074k07 Civil Rights Certification

Ca074l07 Disclosure of Lobbying Activities

Ca074m07 Certification of payments to influence Federal Transactions HUD50071

Ca074n07 Certificate of a drug free workplace HUD50070

Ca074o07 Applicant/Receipient Disclosure/Update report HUD 2880

Ca074p07 Certification of Local Official

Ca074q07 Certification of Compliance-Board resolution

Ca074r07 PHA management organizational chart

Ca074s07 Capital Fund Program-Security/Police Department and Residents

Ca074t07 Public Hearing-9/24/01

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

FFY of Grant Approval:

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Table Library

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical: Management:			
Physical: Management:			
Physical: Management:			
Physical: Management:			
Total estimated cost over next 5 years			

Table Library

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Table Library

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LIVERMORE		Grant Type and Number Capital Fund Program Grant No: CA39P07450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
XX Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	20,000			
	Management Improvements Hard Costs				
4	1410 Administration	18,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	205,454			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LIVERMORE		Grant Type and Number Capital Fund Program Grant No: CA39P07450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
XX Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	265,454			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	10,000			
	Amount of line XX Related to Security –Soft Costs	20,000			
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	10,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part II: Supporting Pages										
PHA Name: HOUSING AUTHORITY OF THE CITY OF LIVERMORE			Grant Type and Number Capital Fund Program Grant No: CA39P07450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories			Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF		LIVERMORE		Original 5-Year Plan Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2001 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2002 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2004 PHA FY: 2005
	Annual Statemen t				
CA074001/LEAHY SQUARE		265,454	260,000	260,000	260,000
Total CFP Funds (Est.)		265,454	260,000	260,000	260,000
Total Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Capital Fund Program Tables Page 8

COMMUTER	
MATCHING	\$ 17,000
ADMIN.	\$ 33,000

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Livermore Housing Authority notified all residents of the Public Housing Leahy Square Apartments of Community Service requirements. In order to be eligible each adult family member must either (1) contribute eight hours monthly of community service or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement.

This notification gave residents a general overview of the regulation including:

- (1) examples of community service or educational programs;
- (2) exempt status of some family members e.g. 62 or older, employed;
- (3) penalties for non-compliance and
- (4) steps to cure non-compliance.

Residents were advised that copies of the Policy would be available for review and comments at the project administration office for 30 days.

Copies of the regulation were provided the Resident Advisory Board and it met on November 28, 2000 to review and give comments.

The Policy was reviewed and approved by the Board of Commissioners on January 10, 2001.

In reviewing the population of Leahy Square (125 households) it appears that compliance could be achieved by present staff. A more intensive review will be completed to determine what members of families would be required to comply.

Initially, the Livermore Housing Authority, in cooperation with community agencies and schools will administer the program. Some on site projects are being considered. The LHA has a cooperate agreement with area TANF agency and will continue to use the agency to verify resident participation in self sufficiency programs. If it appears that it will not be administratively feasible, the program will be contracted.

The resident lease is being updated to include the requirement and The full policy on Community Service in public housing is provided as a supporting document to this Plan.

PET OWNERSHIP POLICY

The Livermore Housing Authority notified all residents of the Public Housing Leahy Square Apartments of new regulations allowing pet ownership. Copies of the proposed policy were made available in the administration office for review.

The notification advised residents that households could own one pet if it is maintained responsibly in accordance with applicable State and local public health, animal control, anti-cruelty laws and apartment regulations and obligations.

Pets are restricted to non farm animals weighing less than 30 pounds. Dogs and cats must be spayed or neutered, licensed and have all required vaccinations. Pets must be under the control of the pet owner and not allowed to run free on the grounds.

Pets must be registered at the office and the owner must provide the name of a responsible person who will care for the animal if the family is unable to.

A pet deposit of \$200 will be required. The PHA will allow a payment plan, if needed. Pet deposits will be used for costs of damages caused by the pet.

These regulations do not affect pre-existing regulations for residents that are elderly or have animals that assist, support or provide service to persons with disabilities.

Copies of the regulation and proposed policy were provided to the Resident Advisory Board and it met on November 28, 2000 to review and give comments.

The final policy was approved by the Board of Commissioners on January 10, 2001.

The resident Lease has been amended to include Pet ownership requirements.

The full policy on pet ownership in public housing is provided as a supporting document to this Plan.

PROGRESS IN MEETING MISSION AND GOALS OF 5 YEAR PLAN

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

- The LHA is participating with the Human Services Commission to develop more subsidized units.
- The LHA is exploring the Section 8 Home Ownership Program.
- The LHA is developing a Project based assistance Program.
- The LHA is utilizing Section 8 Special Housing Types.

PHA Goal: Improve the quality of assisted housing.

- Clean up days scheduled for Public Housing.
- The LHA obtained 125 low flo toilets for Public Housing residents from the Cal Water Co..
- Sewer, sidewalk and paving repairs to Leahy Square were sent out to bid and repairs are scheduled.
- Painting of Leahy Square is scheduled for this summer.

PHA Goal: Increase assisted housing choices.

- Section 8 Voucher Payment Standards increased 11/1/00 and 1/2/01, making program rents more comparable to area.
- Individual outreach to owners increased.
- Increased counseling to Section 8 Voucher holders looking for units.
- Contracted with local housing agency (ECHO) to refer Section 8 tenants to a Revolving Loan Program for security deposits and delinquent rent loans.

HUD Strategic Goal: Improve community quality of life and economic vitality.

PHA Goal: Provide an improved living environment.

- New security fencing installed one side of complex. Bids are out for remainder of complex.
- Regular community meetings with residents, the Police Department and the Health Department.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal: Promote self-sufficiency and asset development of assisted households.

- On site CAPE pre-school.
- The PHA works with the ONE STEP Program providing employment counseling and referrals.
- Preferences given to employed or persons in a self-sufficiency program.
- Cal Works access through LINK in process.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

- The LHA is utilizing Section 8 Special Housing Types to assist persons with disabilities.
- Increased contacts with disability groups to find accessible units.

**“SUBSTANTIAL DEVIATION” AND
“SIGNIFICANT AMENDMENT OR MODIFICATION”**

The Livermore Housing Authority will define the following amendments or modifications as considerable departure from present 5 year and Annual Plans:

- **significant changes to admissions policies;**
- **significant changes of waiting list preferences;**
- **significant changes of non-emergency work items, over \$50,000, not included in current annual statement or 5 year action plan;**
- **changes of homeownership activities.**

Any changes adopted to reflect HUD regulatory requirements will not be considered “substantial” or “significant”. These changes will not be considered significant amendments.

RESIDENT AND PUBLIC COMMENT

LIVERMORE HOUSING AUTHORITY

Resident Advisory Board

This is a summary of the Resident Advisory Board discussions and comments concerning the second annual Agency Plan for the Livermore Housing Authority.

During the past year, the Agency has added an additional public housing resident to the Board. The Board now consists of 3 Public Housing residents and 3 Section 8 residents.

The first meeting was held on November 28, 2000. At that time the Board reviewed the pet policy, grievance procedure and community service areas of the Plan. The Board met again on March 7, 2001 to review other areas of the proposed Plan. Comments and suggestions were exchanged.

The following questions and comments were received:

Question: It seems like HUD is not financing new Public Housing units like Leahy Square. Will the LHA continue to try to purchase more units like the Bluebell Apts?

Answer: The LHA, in cooperation with the City of Livermore, is looking into several alternative plans for affordable housing.

Question: Is the Section 8 Program losing many units because of the drastic increase in rent in this area?

Answer: Our Program experienced some decline in contracts but thanks to an increase in the Voucher payment standard and a rigorous effort to attract landlords, those numbers are climbing.

Question: Why don't Section 8 program participants have to do community service?

Answer: Current regulations apply only to public housing. Community service is an effort to get public housing participants more involved with the neighborhood needs.

Question: What do tenants do who can't find Section 8 units because of bad credit?

Answer: The LHA offers suggestions on how to approach a prospective landlord. Tenants are also referred to credit counseling agencies.

Question: Why doesn't the LHA establish landlord and small resident groups?

Answer: The LHA currently participates in a local informal landlord group that meets to discuss landlord problems. It has been an excellent

opportunity for staff to “give and take” with landlord concerns about subsidized housing. The LHA has also been working with the Police and Health departments to meet with public housing residents on a regular basis. The LHA plans to continue these efforts.

Question: Who determines preferences?

Answer: There are no longer any required Federal preferences. Local preferences are determined by each PHA. The RAB members can impute their views of what preferences the agency adopts.

Question: What happened to the certificate program?

Answer: The Section 8 certificate program merged with the Section 8 voucher program in November of 1999 to form the Housing Choice Voucher Program. Our agency has converted the certificates as the renewal became due or at the time the tenant moved to another Section 8 unit.

Question: Did PHA’s have a choice of whether to merge or not?

Answer: No, this was a statutory regulation.

Question: Many residents at Leahy have had pets in violation of previous rules. How will these situations be treated if they now make a request to allow their pet?

Answer: The LHA has notified all residents of new regulation to allow pets as long as the pet is maintained responsibly according to rules and regulations. The LHA welcomes those residents who have had pets in violation to come forward and register the pet. No penalties will be imposed on past pet ownership.

Question: Many residents are already doing some community service (work in the school, etc.). Would they have to do another 8 hours monthly?

Answer: Each adult resident will be contacted to determine whether they are exempt according to the Community service policy. If the member is already doing at least 8 hours monthly of community service, they will not be required to do an additional 8 hours.

Question: Who will manage the community service program?

Answer: Initially, LHA staff will. After reviewing the number of residents involved and community services available, we may contract out.

Question: How often does the LHA hold public housing grievance or Section 8 informal hearings?

Answer: Not often. Our policy is to try to solve the problem before it gets to that stage. There are, of course, situations which this is not possible.

OTHER COMMENTS:

“The security fencing at Leahy Square was such a good idea. Can’t wait until it’s all completed”.

“Some of the residents at Leahy have come to the community police meetings. I wished more would get involved”.

“Self-sufficiency should be an incentive, not a threat to lose assistance”.

“Pet deposits should be based on size of pet”.

“Perhaps a resident can help manage the community service program as part of their 8 hours of service”.

“Section 8 residents should also do community service”.

“This area is really in need of additional affordable housing. People who work as service workers cannot afford to pay rent. They double up with several families or commute to more affordable places”.

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Resident Members of the governing Board of Commissions for the Livermore Housing Authority are appointed by the City Council of Livermore.

The term of appointment is two years, renewable up to eight years.

The current members are:

Julianne Churchill	Public Housing resident
Joan Dougherty	Section 8 resident

**MEMBERSHIP OF THE RESIDENT
ADVISORY BOARD**

The Livermore Housing Authority currently has six members on the Resident Advisory Board, three Section 8 residents and three public housing residents.

At this time, members are volunteers.

The current members are:

**Thomas Clark
Joan Pendergast
Christina Carpenter
Anglique Alexander
Ebony Davis
Patricia Miller**

Resident Advisory Board comments regarding resubmission of 2001 Agency Plan.

RAB board members were contacted regarding the need to remedy deficiencies to the Livermore Housing Authority 2001 Agency Plan.

Board members were advised that the PHA attempted to submit all the attachments that were required with a second version that was never received by HUD. All attachments had been reviewed by the Board previous to submission.

It was agreed that the Livermore Housing Authority continue to research the feasibility of implementing a Section 8 Home Ownership program but that the agency is not yet ready to demonstrate its capacity to administer the program. We will continue to obtain more information and make more community based contacts with the goal of implementing the program in the future.

The 2001 Plan will be resubmitted with corrections.

June 5, 2001

CAPITAL FUND PROGRAM (CFP)
PART II: SUPPORTING PAGES
MAJOR WORK TO COORDINATE
SECURITY/POLICE DEPARTMENT AND RESIDENTS

The Livermore Housing Authority and the Livermore Police Department have coordinated security fencing and resident clean-up projects in the past. The Police Department has also participated in resident meetings. The Police Department has looked for grant money, to no avail, for setting up more elaborate resident controlled security. The PHA wants to make available some management improvement money to plan for better security and neighborhood watch programs.

PROJECT BASED SECTION 8 VOUCHER PROGRAM

The Livermore Housing Authority is utilizing the Project-Based Section 8 Voucher Program in conjunction with the Tenant-Based Voucher Program to expand opportunities for Section 8 participation and lease up. By itself, the Tenant Based Voucher Program does not allow enough opportunity. Voucher holders are having difficulty in locating affordable housing because of the low vacancy factor and increased tenant competition. There has been a large increase in population in this area of tenants with higher incomes who can afford to pay the higher rents. Many landlords have chosen not to renew the Tenant Based contracts because of the present rental market.

There are also many residents in this jurisdiction who are attempting to pay open market rent but will soon be displaced because of inability to pay the rent.

Project Based contracts would assure that units would still be available to a Section 8 tenant when another Section 8 tenant moves.

The Livermore Housing Authority will fund up to 125 units for the Project based Program. These units would be scattered throughout it's jurisdiction, the City of Livermore.

This program is consistent with our Agency Plan in attempting to expand housing opportunities for the very low income residents in this area at a time when renewal of current contracts is not guaranteed.

The Livermore Housing Authority published a Public Notice May 3, 7, 14, 2001 explaining the Program and soliciting Owners to participate.

The proposal was put on the monthly agenda of the open meeting of the Board of Commissioners on June 13, 2001. After discussion, Resolution #470 (Revision of the Section 8 Administrative Plan) was passed.

Resident Advisory Board comments regarding resubmission of the 2001 Agency Plan.

RAB members were contacted and met July 27, 2001 regarding the need to remedy deficiencies to the Livermore Housing Authority 2001 Agency Plan.

The meeting was open to comments regarding the entire Plan but specifically to the PHA'S desire to manage a project based voucher program.

Members were provided with copies of the Federal Register Notice which provides guidance for implementing the project based program. We had previously discussed the program as an alternate program to provide more housing opportunities for Livermore residents.

Questions were asked regarding the effect it would have on the waiting list. It was explained that these contracts would only be in our jurisdiction, therefore, families that are taken would be selected in accordance with the PHA's selection and preference policies . If the tenant vacates we will go to the waiting list to offer housing to the next family. Program regulations would remain the same as the tenant based voucher program.

We reviewed the Section 8 Administration Plan addendum.

There were no recommended additions or deletions. Members were hopeful that this program would increase much needed affordable housing.

This program is also consistent with our Agency Plan goal of expanding housing opportunities for very low residents in this area.

The 2001 Plan will be resubmitted with corrections.

September 28, 2001

**PUBLIC HEARING
LIVERMORE HOUSING AUTHORITY AGENCY PLAN
SEPTEMBER 24, 2001
LIVERMORE HOUSING AUTHORITY
3203 LEAHY WAY
LIVERMORE, CA. 94550**

Housing Authority Staff present:

Jon D. Hovey, Executive Director

Louise M. Jaramillo, Assistant Director

The meeting was called to order at 5:00PM by Marie Jankowshi, Chairperson, City of Livermore Housing Authority Board of Commissioners.

It was explained to participants that the first Public Hearing, April 4, 2001, did not meet the requirement of providing the PHA Annual Plan for public review 45 days before the hearing. The Plan has been available for review and comment since August 8, 2001.

Copies of the proposed 2001 Agency Plan, the Section 8 Administrative Plan and the Public Housing Admissions and Occupancy Policies were available for review.

The duties of the Resident Advisory Board were reviewed, as well as comments and questions made during meetings held November 28, 2000, March 7, 2001. The Board met again July 27, 2001 to discuss resubmission of the Agency plan.

Louise Jaramillo advised that the LHA did not change the Five Year Goals but agreed to continue working on them. Progress in obtaining these goals was reviewed.

Other areas covered included:

- Use of Capital funding for physical improvements to the public housing complex;
- increased Section 8 payment standards, counseling tenants and landlords in order to increase Section 8 units;
- use of special housing types to increase availability, especially with persons with disabilities;
- use of project based program;
- community policing and health department involvement in public housing;
- contracting with social services and other community organizations to increase self sufficiency opportunities and community service resources and
- interaction with the City of Livermore to develop home ownership opportunities in the 2002 fiscal year.

No new changes were presented,

The meeting was adjourned at 5:35PM.

Special Housing Programs
20-1
Project Based Section 8

The Livermore Housing Authority is committed to creating various affordable housing opportunities in the City of Livermore, by offering as many Section 8 Vouchers as possible. The Housing Authority will utilize the Project Based Assistance Program for existing units and allocate up to 20% of the baseline units in the PHA's voucher program. It is a necessary action given the low vacancy nature of the community and the need to expand housing and economic opportunities. The Housing Authority will assist tenants who are currently living in an owners unit with a lease, but are not subsidized by any other federal subsidy.

The agency will advertise to owners of existing rental units to place up to 25% of their units under the program. The agency will conduct rent reasonableness testing. The same HQS inspection requirements apply for Project Based Section 8. Owners are eligible for vacancy payments up to 60 days. Such payments may only be made if the vacancy is not the fault of the owner, and the owner takes every reasonable action to minimize the likelihood and extent of vacancies.

The agency may place applicants referred by owners on the PHA's waiting list in accordance with the PHA's local waiting list policies and selection preferences. The agency will not penalize applicants that reject a project-based unit.

The HAP contract shall establish gross rents that do not exceed 110 percent of the established Fair Market Rent or any HUD approved exception payment standard.

The HAP contract will provide for adjustments of rent to the owner during the contract term, and the adjusted rents must be reasonable in comparison with rents charged for comparable units in the private unassisted market.